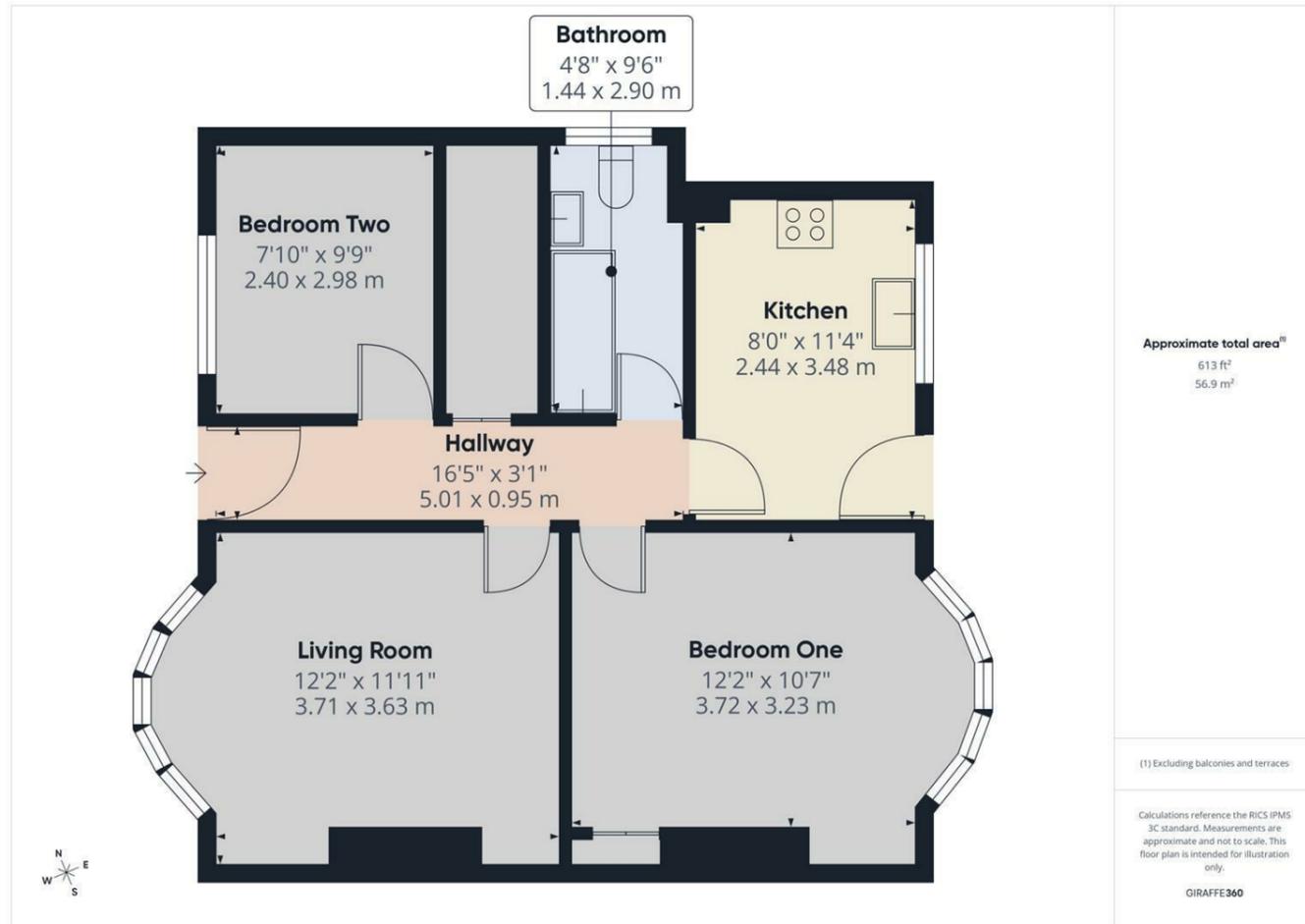




Closefield Grove, Monkseaton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	75
	EU Directive 2002/91/EC		



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £155,000

Description

**** BEST AND FINAL WEDNESDAY 11TH MARCH AT 10AM****

WELL PROPORTIONED TWO BEDROOM GROUND FLOOR FLAT SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN MONKSEATON OFFERED WITH NO UPPER CHAIN

We welcome to the market this well presented two bedroom ground floor flat with rear garden conveniently located close to local shops and amenities in Monkseaton. Benefitting from good sized accommodation, modern kitchen and bathroom, in addition to front and rear gardens. Ideal purchase for a first time buyer, downsizer or buy to let investor.

Briefly comprising: Private entrance hallway giving access to all rooms. Overlooking the front of the property is the living room featuring a bay window allowing plenty of light to fill the room. The modern kitchen has a good range of fitted wall and base units, integrated appliances include an electric hob, oven, extractor fan, space for a fridge/freezer and plumbing for a washing machine. A door opens out to the rear garden.

There are two bedrooms, one of which has a bay window offering views over the rear garden. The bathroom comprises a bath with shower over, hand basin and W.C.

Externally there are gardens to the front and rear.

This property is ideally located close to the centre of Monkseaton and Whitley Bay, both of which offer a fantastic range of shops, cafés and restaurants. It is also within walking distance to the Metro station and is well placed for ease of access to major road links in to the city centre and other coastal towns.

Private Entrance Hallway

Living Room

12'2" x 11'10"

Kitchen

11'5" x 8'0"

Bedroom One

12'2" x 10'7"

Bedroom Two

9'9" x 7'10"

Bathroom

9'6" x 4'8"

Externally

Externally there is a garden to the rear and front which is shared.

Tenure

Leasehold

